

041.0

0006

0003.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel  
832,200 / 832,200

USE VALUE:

832,200 / 832,200

ASSESSED:

832,200 / 832,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

| No      | Alt No | Direction/Street/City         |
|---------|--------|-------------------------------|
| 170-172 |        | MYSTIC VALLEY PKWY, ARLINGTON |

| OWNERSHIP                          | Unit #: |
|------------------------------------|---------|
| Owner 1: 170-172 MYSTIC VALLEY LLC |         |
| Owner 2:                           |         |
| Owner 3:                           |         |

|                          |
|--------------------------|
| Street 1: 20 BROWNING RD |
| Street 2:                |

|                               |
|-------------------------------|
| Twn/City: ARLINGTON           |
| St/Prov: MA Cntry: Own Occ: N |
| Postal: 02476 Type:           |

| PREVIOUS OWNER                |
|-------------------------------|
| Owner 1: NUGENT WARREN C -    |
| Owner 2: -                    |
| Street 1: 20 BROWNING RD      |
| Twn/City: ARLINGTON           |
| St/Prov: MA Cntry: Own Occ: N |
| Postal: 02476 Type:           |

| NARRATIVE DESCRIPTION   |
|---|
| This parcel contains .116 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Asbestos Exterior and 2344 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms. |

| OTHER ASSESSMENTS               |
|---------------------------------|
| Code Descrip/No Amount Com. Int |

| PROPERTY FACTORS                              |
|---|
| Item Code Description % Item Code Description |

|      |           |     |         |  |  |
|------|-----------|-----|---------|--|--|
| Z R2 | TWO FAMIL | 100 | water   |  |  |
| o    |           |     | Sewer   |  |  |
| n    |           |     | Electri |  |  |

|            |        |
|------------|--------|
| Census:    | Exempt |
| Flood Haz: |        |

|   |        |   |       |
|---|--------|---|-------|
| D | Topo   | 1 | Level |
| s | Street |   |       |
| t | Gas:   |   |       |

| LAND SECTION (First 7 lines only) |                                |
|-----------------------------------|--------------------------------|
| Use Code                          | Description LUC Fact           |
| 104                               | Two Family                     |
|                                   | No of Units Depth / PriceUnits |
|                                   | 5042 Sq. Ft.                   |
|                                   | Site                           |
|                                   | 0 80. 1.02 1                   |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 104      | 5042.000  | 416,500        | 4,400      | 411,300    | 832,200     |                   | 28561     |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 11/30/18  |

| Total Card   | 0.116           | 416,500 | 4,400                          | 411,300 | 832,200         | Entered Lot Size |
|--------------|-----------------|---------|--------------------------------|---------|-----------------|------------------|
| Total Parcel | 0.116           | 416,500 | 4,400                          | 411,300 | 832,200         | Total Land:      |
| Source:      | Market Adj Cost |         | Total Value per SQ unit /Card: | 355.03  | /Parcel: 355.03 | Land Unit Type:  |

| Parcel ID | 041.0-0006-0003.0 |
|-----------|-------------------|
|-----------|-------------------|

!3475!

| PREVIOUS ASSESSMENT | Parcel ID | 041.0-0006-0003.0 |            |           |           |            |             |               |               |            |
|---------------------|-----------|-------------------|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr              | Use       | Cat               | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
| 2022                | 104       | FV                | 416,500    | 4,400     | 5,042.    | 411,300    | 832,200     |               | Year end      | 12/23/2021 |
| 2021                | 104       | FV                | 397,700    | 4,400     | 5,042.    | 411,300    | 813,400     |               | Year End Roll | 12/10/2020 |
| 2020                | 104       | FV                | 398,300    | 4,400     | 5,042.    | 411,300    | 814,000     | 814,000       | Year End Roll | 12/18/2019 |
| 2019                | 104       | FV                | 309,100    | 4,400     | 5,042.    | 437,000    | 750,500     | 750,500       | Year End Roll | 1/3/2019   |
| 2018                | 104       | FV                | 309,100    | 4,400     | 5,042.    | 318,800    | 632,300     | 632,300       | Year End Roll | 12/20/2017 |
| 2017                | 104       | FV                | 290,100    | 4,400     | 5,042.    | 277,600    | 572,100     | 572,100       | Year End Roll | 1/3/2017   |
| 2016                | 104       | FV                | 290,100    | 4,400     | 5,042.    | 236,500    | 531,000     | 531,000       | Year End      | 1/4/2016   |
| 2015                | 104       | FV                | 258,800    | 4,400     | 5,042.    | 231,400    | 494,600     | 494,600       | Year End Roll | 12/11/2014 |

| SALES INFORMATION | TAX DISTRICT | PAT ACCT.  |
|-------------------|--------------|--|
| Grantor           | Legal Ref    | Type Date Sale Code Sale Price V Tst Verif Notes |
| NUGENT WARREN C   | 76606-418    | 1 1/4/2021 Convenience 1 No No                   |
| ANDREWS ROBERT    | 54400-297    | 3/15/2010 475,000 No No                          |
| DEBUERLIS ALBER   | 27520-506    | 7/29/1997 229,000 No No Y                        |

| BUILDING PERMITS  | ACTIVITY INFORMATION               |
|---|------------------------------------|
| Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment | Date Result By Name                |
| 6/24/2010 741 Redo Kit 6,000  | 11/17/2020 Mail Update JO Jenny O  |
| 3/22/2010 198 Redo Bat 4,000  | 11/30/2018 MEAS&NOTICE HS Hanne S  |
| 10/19/2004 1025 New Wind 3,442  | 3/30/2009 Meas/Inspect 163 PATRIOT |
| 9/14/1999 657 Alterati 22,000   | 3/1/2000 Measured 264 PATRIOT      |
|   | 10/1/1991 PM Peter M               |

|       |                                |
|-------|--------------------------------|
| Sign: | VERIFICATION OF VISIT NOT DATA |
|-------|--------------------------------|

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|---------------------------------|-----------------|---|-----|---------------------------|-----------------|--------|-----|-------------------------|---------------------------------|------------|----------|----------------------|------|------------------------------------|------------|--|--------------|--------------|--------|---------|--------|----|-----|--|--|--|
| <b>EXTERIOR INFORMATION</b>     |                 |   |     | <b>BATH FEATURES</b>      |                 |        |     | <b>COMMENTS</b>         |                                 |            |          | <b>SKETCH</b>        |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| Type: 13 - Multi-Garden         |                 |   |     | Full Bath: 1              | Rating: Average |        |     |                         |                                 |            |          |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| Sty Ht: 2 - 2 Story             |                 |   |     | A Bath: 1                 | Rating: Average |        |     |                         |                                 |            |          |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| (Liv) Units: 2                  | Total: 2        |   |     | 3/4 Bath:                 | Rating:         |        |     |                         |                                 |            |          |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| Foundation: 2 - Conc. Block     |                 |   |     | A 3QBth:                  | Rating:         |        |     |                         |                                 |            |          |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| Frame: 1 - Wood                 |                 |   |     | 1/2 Bath:                 | Rating:         |        |     |                         |                                 |            |          |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| Prime Wall: 5 - Asbestos        |                 |   |     | A HBth:                   | Rating:         |        |     |                         |                                 |            |          |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| Sec Wall:                       | %               |   |     | OthrFix:                  | Rating:         |        |     |                         |                                 |            |          |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| Roof Struct: 1 - Gable          |                 |   |     | <b>OTHER FEATURES</b>     |                 |        |     | <b>RESIDENTIAL GRID</b> |                                 |            |          |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| Roof Cover: 1 - Asphalt Shgl    |                 |   |     | Kits: 2                   | Rating: Average |        |     | 1st Res Grid            | Desc: Line 1                    | # Units: 1 |          |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| Color: GREEN                    |                 |   |     | A Kits:                   | Rating:         |        |     | Level                   | FY LR DR D K FR RR BR FB HB L O |            |          |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| View / Desir:                   |                 |   |     | Frl:                      | Rating:         |        |     | Other                   |                                 |            |          |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| <b>GENERAL INFORMATION</b>      |                 |   |     | WSFlue:                   | Rating:         |        |     | Upper                   |                                 |            |          |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| Grade: C - Average              |                 |   |     | <b>CONDOS INFORMATION</b> |                 |        |     | Lvl 2                   |                                 |            |          |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| Year Blt: 1926                  | Eff Yr Blt:     |   |     | Location:                 |                 |        |     | Lvl 1                   |                                 |            |          |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| Alt LUC:                        | Alt %:          |   |     | Total Units:              |                 |        |     | Lower                   |                                 |            |          |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| Jurisdict: G12                  | Fact: .         |   |     | Floor:                    |                 |        |     | Totals                  | RMS: 11                         | BRs: 5     | Baths: 1 | HB                   |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| Const Mod:                      |                 |   |     | % Own:                    |                 |        |     | <b>REMODELING</b>       |                                 |            |          | <b>RES BREAKDOWN</b> |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| Lump Sum Adj:                   |                 |   |     | Name:                     |                 |        |     | Exterior:               | No Unit                         | RMS        | BRS      | FL                   |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| <b>INTERIOR INFORMATION</b>     |                 |   |     | <b>DEPRECIATION</b>       |                 |        |     | Interior:               | 1                               | 6          | 3        |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| Avg Ht/FL: STD                  |                 |   |     | Phys Cond: AV - Average   | 31. %           |        |     | Additions:              | 1                               | 5          | 2        |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| Prim Int Wal: 2 - Plaster       |                 |   |     | Functional:               |                 |        |     | Kitchen:                |                                 |            |          |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| Sec Int Wall:                   | %               |   |     | Economic:                 |                 |        |     | Baths:                  |                                 |            |          |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| Partition: T - Typical          |                 |   |     | Special:                  |                 |        |     | Plumbing:               |                                 |            |          |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| Prim Floors: 3 - Hardwood       |                 |   |     | Override:                 |                 |        |     | Electric:               |                                 |            |          |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| Sec Floors:                     | %               |   |     | Total:                    | 31 %            |        |     | Heating:                |                                 |            |          |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| Bsmnt Flr: 12 - Concrete        |                 |   |     | <b>CALC SUMMARY</b>       |                 |        |     | General:                | 2                               | 11         | 5        |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| Subfloor:                       |                 |   |     | Basic \$ / SQ: 180.00     |                 |        |     |                         |                                 |            |          |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| Bsmnt Gar:                      |                 |   |     | Size Adj.: 1.09795213     |                 |        |     | <b>COMPARABLE SALES</b> |                                 |            |          | <b>SUB AREA</b>      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| Electric: 3 - Typical           |                 |   |     | Const Adj.: 0.93100190    |                 |        |     | Rate                    | Parcel ID                       | Typ        | Date     | Sale Price           | Code | Description                        | Area - SQ  | Rate - AV                                | Undepr Value | Sub Area     | % Usbl | Descrip | % Type | Qu | Ten |  |  |  |
| Insulation: 2 - Typical         |                 |   |     | Adj \$ / SQ: 183.995      |                 |        |     |                         |                                 |            |          |                      | SFL  | Second Floor                       | 1,256      | 184.000                                  | 231,098      |              |        |         |        |    |     |  |  |  |
| Int vs Ext: S                   |                 |   |     | Other Features: 101500    |                 |        |     |                         |                                 |            |          |                      | FFL  | First Floor                        | 1,088      | 184.000                                  | 200,187      |              |        |         |        |    |     |  |  |  |
| Heat Fuel: 2 - Gas              |                 |   |     | Grade Factor: 1.00        |                 |        |     |                         |                                 |            |          |                      | BMT  | Basement                           | 1,056      | 55.200                                   | 58,290       |              |        |         |        |    |     |  |  |  |
| Heat Type: 5 - Steam            |                 |   |     | NBHD Inf: 1.00000000      |                 |        |     |                         |                                 |            |          |                      | EFP  | Enclos Porch                       | 270        | 34.730                                   | 9,378        |              |        |         |        |    |     |  |  |  |
| # Heat Sys: 2                   |                 |   |     | NBHD Mod:                 |                 |        |     |                         |                                 |            |          |                      | OPP  | Open Porch                         | 102        | 30.420                                   | 3,103        |              |        |         |        |    |     |  |  |  |
| % Heated: 100                   | % AC:           |   |     | LUC Factor: 1.00          |                 |        |     |                         |                                 |            |          |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| Solar HW: NO                    | Central Vac: NO |   |     | Adj Total: 603556         |                 |        |     |                         |                                 |            |          |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| % Com Wal                       | % Sprinkled     |   |     | Depreciation: 187102      |                 |        |     |                         |                                 |            |          |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
|                                 |                 |   |     | Depreciated Total: 416453 |                 |        |     |                         |                                 |            |          |                      |      |                                    |            |  |              |              |        |         |        |    |     |  |  |  |
| <b>MOBILE HOME</b>              |                 |   |     | Make:                     |                 | Model: |     | Serial #:               |                                 | Year:      |          | Color:               |      | <b>PARCEL ID</b> 041.0-0006-0003.0 |            |  |              | <b>IMAGE</b> |        |         |        |    |     |  |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b> |                 |   |     |                           |                 |        |     |                         |                                 |            |          |                      |      |                                    |            | <b>AssessPro Patriot Properties, Inc</b> |              |              |        |         |        |    |     |  |  |  |
| Code                            | Description     | A | Y/S | Qty                       | Size/Dim        | Qual   | Con | Year                    | Unit Price                      | D/S        | Dep      | LUC                  | Fact | NB Fa                              | Appr Value | JCod JFact                               | Juris. Value |              |        |         |        |    |     |  |  |  |
| 3                               | Garage          | D | Y   | 1                         | 18X18           | A      | AV  | 1926                    | 22.72                           | T          | 40       | 104                  |      |                                    | 4,400      |  | 4,400        |              |        |         |        |    |     |  |  |  |
| More: N                         |                 |   |     | Total Yard Items:         |                 |        |     | 4,400                   | Total Special Features:         |            |          |                      |      |                                    |            |  | Total:       | 4,400        |        |         |        |    |     |  |  |  |